

# Development Standards

## MODIFIED CENTRAL BUSINESS DISTRICT CORE OVERLAY DISTRICT

### I.A. General Provisions

#### I.A.1. Development Standards Definition:

- (a) Development standards govern the placement, configuration, height, and bulk of the minimum and maximum building envelope.

#### I.A.2. Development Standards Components:

- (a) The Modified Central Business District Core Overlay District Development Standards are comprised of the following components:

- (i) Building Placement
  - (A) Build-to Line
  - (B) Setback
  - (C) Building Form (Building “Footprint”)
- (ii) Building Height & Massing
  - (A) Minimum Building Height
  - (B) Maximum Building Height
  - (C) Finished Ground Floor Level
  - (D) Ground Floor Ceiling Height
  - (E) Upper Floor Ceiling Height
  - (F) Upper Floor Setback
  - (G) Building Articulation
- (iii) Encroachments
- (iv) Building Use Requirements
  - (A) Ground Floor Uses
  - (B) Upper Floor Uses
- (v) Parking & Building Service
  - (A) Location
  - (B) Access Requirements

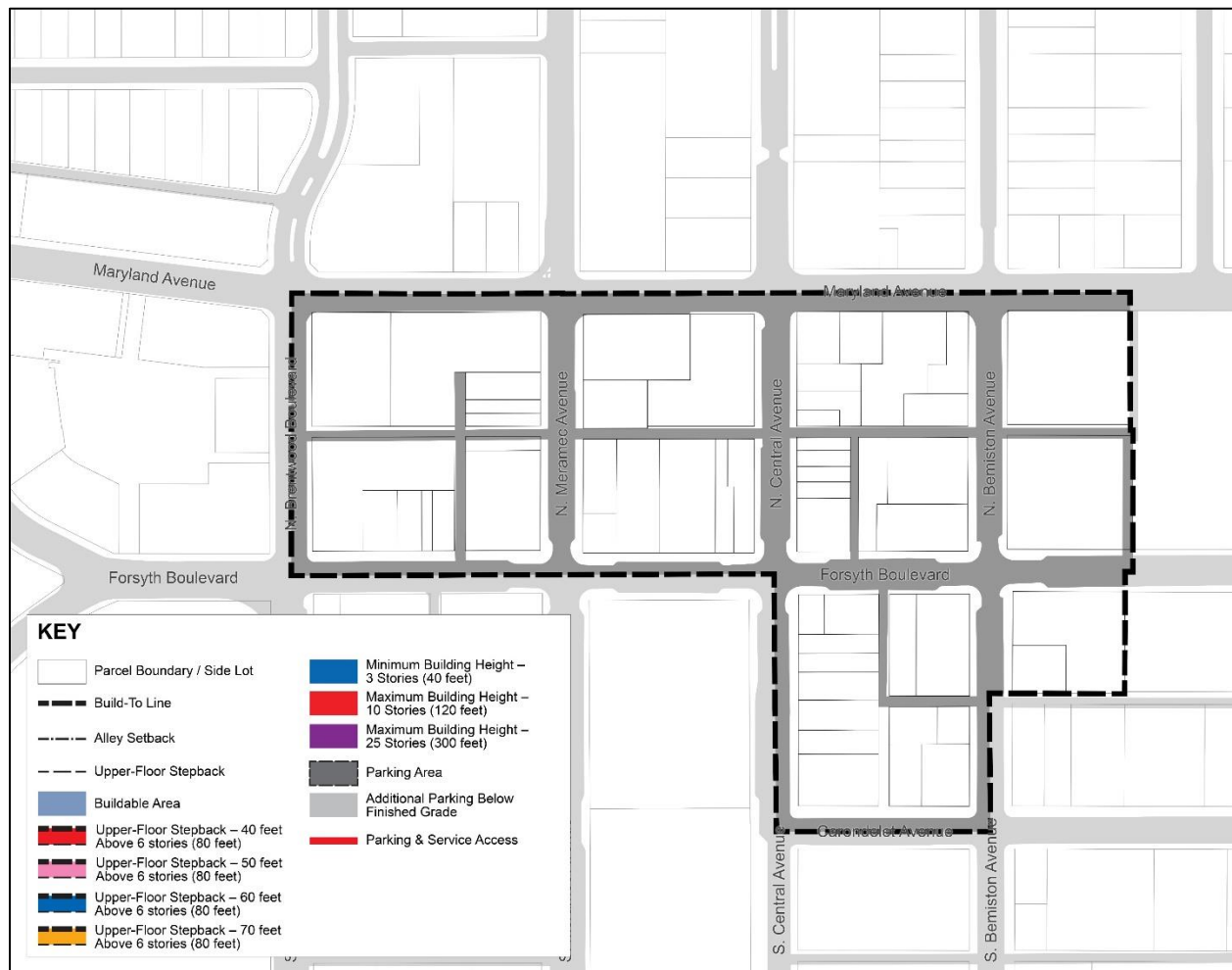
- (C) Required Spaces
- (vi) Building Types
- (vii) Frontage Types

## **I.B. Applicability**

### **I.B.1. District Boundary Description:**

- (a) The Modified Central Business Core Overlay District Boundaries are as follows:
  - (i) Beginning at the intersection of the north property line of 8049 Forsyth Blvd. and the centerline of N. Brentwood Blvd.
  - (ii) Centerline of N. Brentwood Blvd., northerly to the centerline of Maryland Ave.
  - (iii) Centerline of Maryland Ave., easterly to the east property lines of 7750 Maryland Ave and 10 N. Bemiston Ave. East property line of 10 N. Bemiston Ave., southerly to the east property line of 7740 Forsyth Boulevard. East property line of 7740 Forsyth Boulevard, southerly to the south property lines of 7740 Forsyth Boulevard and 12 S. Bemiston Ave.
  - (iv) South property line of 12 S. Bemiston Ave., westerly to the centerline of S. Bemiston Ave.
  - (v) Centerline of S. Bemiston Ave., southerly to the centerline of Carondelet Ave.
  - (vi) Centerline of Carondelet Ave., westerly to the centerline of S. Central Ave.
  - (vii) Centerline of S. Central Ave., northerly to the centerline of Forsyth Blvd.
  - (viii) Centerline of Forsyth Blvd., westerly to the centerline of N. Brentwood Blvd.
- (b) Refer to Figure 1 District Boundary for an illustration of the District Boundary.

**FIGURE 1: District Boundary**



## I.B.2. Application of the Development Standards:

(a) Development Standards shall apply to all parcels within the District Boundary, subject to the following limitations:

- (i) The Development Standards comprise an overlay district; where the Development Standards are silent on a particular topic, the underlying zoning requirements shall prevail.
- (ii) Where the Development Standards conflict with other zoning requirements, the more restrictive requirements shall prevail.
- (iii) All Floor Area Ratio (FAR) limits within the District are no longer in effect.

(b) Development Standards shall apply to all development, subject to the following requirements:

- (i) All new development on parcels following the demolition of an existing building.
- (ii) Alterations to existing buildings, subject to the following requirements:

## DEVELOPMENT STANDARDS – DRAFT

- (A) The Alteration comprises 51% or more of the building's existing floor area.
  - (B) The Alteration comprises an addition of 51% or more of the building's existing floor area.
- (c) Exemptions
  - (i) Accessory buildings located behind the primary building on the site, which are one (1) story or less and 150 square feet or less are exempt from the Development Standards.
  - (ii) Alterations and improvements that do not meet the requirements specified in I.B.2.(b) are exempt from the Development Standards.

## **I.C. Form Standards**

### **I.C.1. Building Placement**

#### **I.C.1.1. Build-to Line**

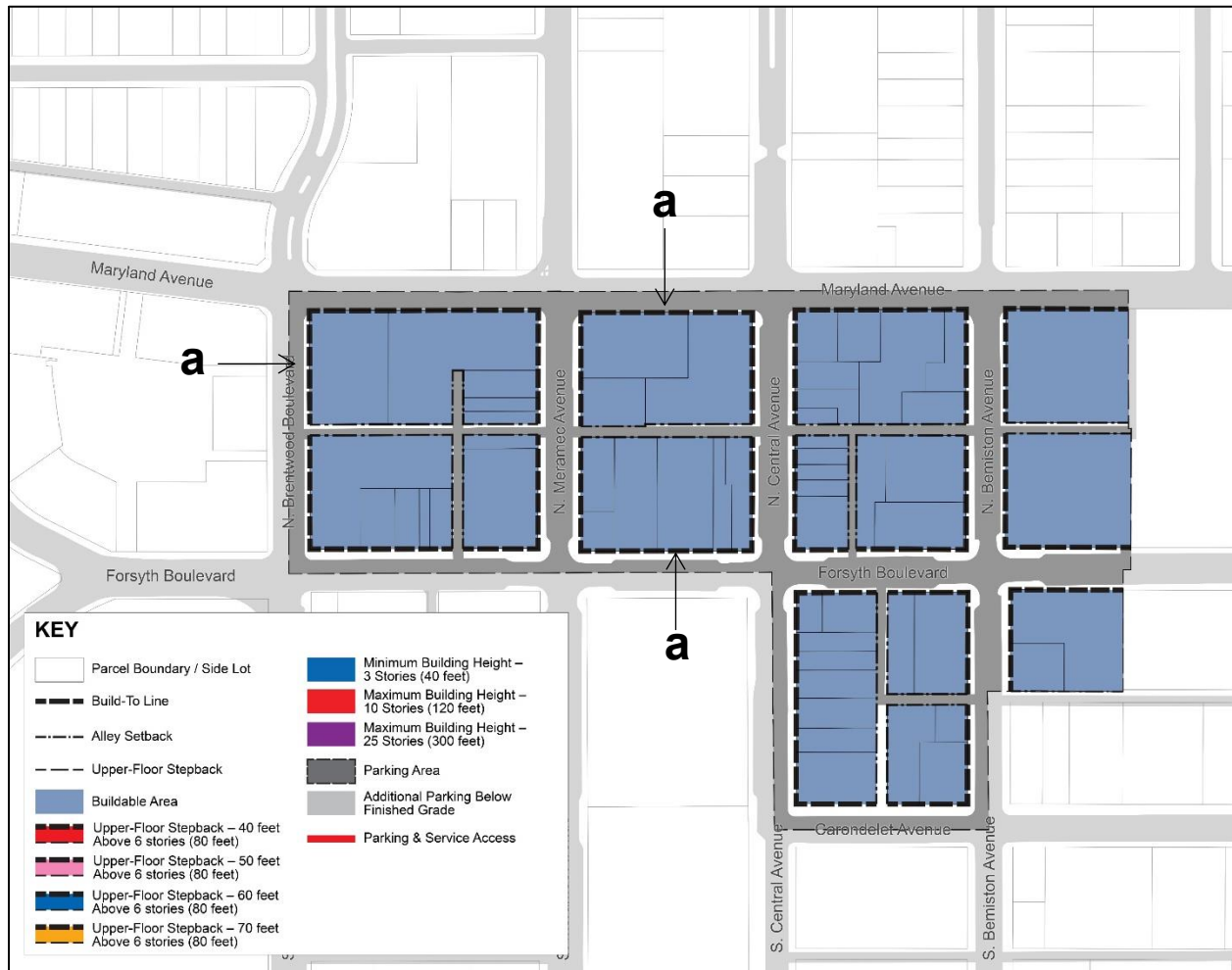
Build-to line refers to the specific line at which the building façade will be placed, as measured from the parcel boundary.

- [a] Primary Street: 0 feet**  
**(from ground level to floor 6)**

**NOTES:**

1. Ground floor façades may be set back from the build-to line for building entrances, open-air seating/dining areas, and other programmatic uses:
  - Up to a maximum of 12 feet;
  - Up to a maximum of 25% of total façade length.
2. Upper floor façades may be set back from the build-to line for façade articulation:
  - Up to a maximum of 12 feet;
  - Up to a maximum of 50% of total façade length.

**FIGURE 2: Build-to Line**



### I.C.1.2. Setback

Setback refers to the distance at which the building façade will be placed from the parcel boundary, as measured from the parcel boundary.

**[b] Side: 0 feet min | 5 feet max**

**[c] Alley: 0 feet min | 15 feet max**

**NOTES:**

1. For corner parcels with two (2) or more primary street frontages, the building must be located at the corner.
2. Up to 25% of the Build-to Line may be set back up to 10 feet

### I.C.1.3. Lot Occupation

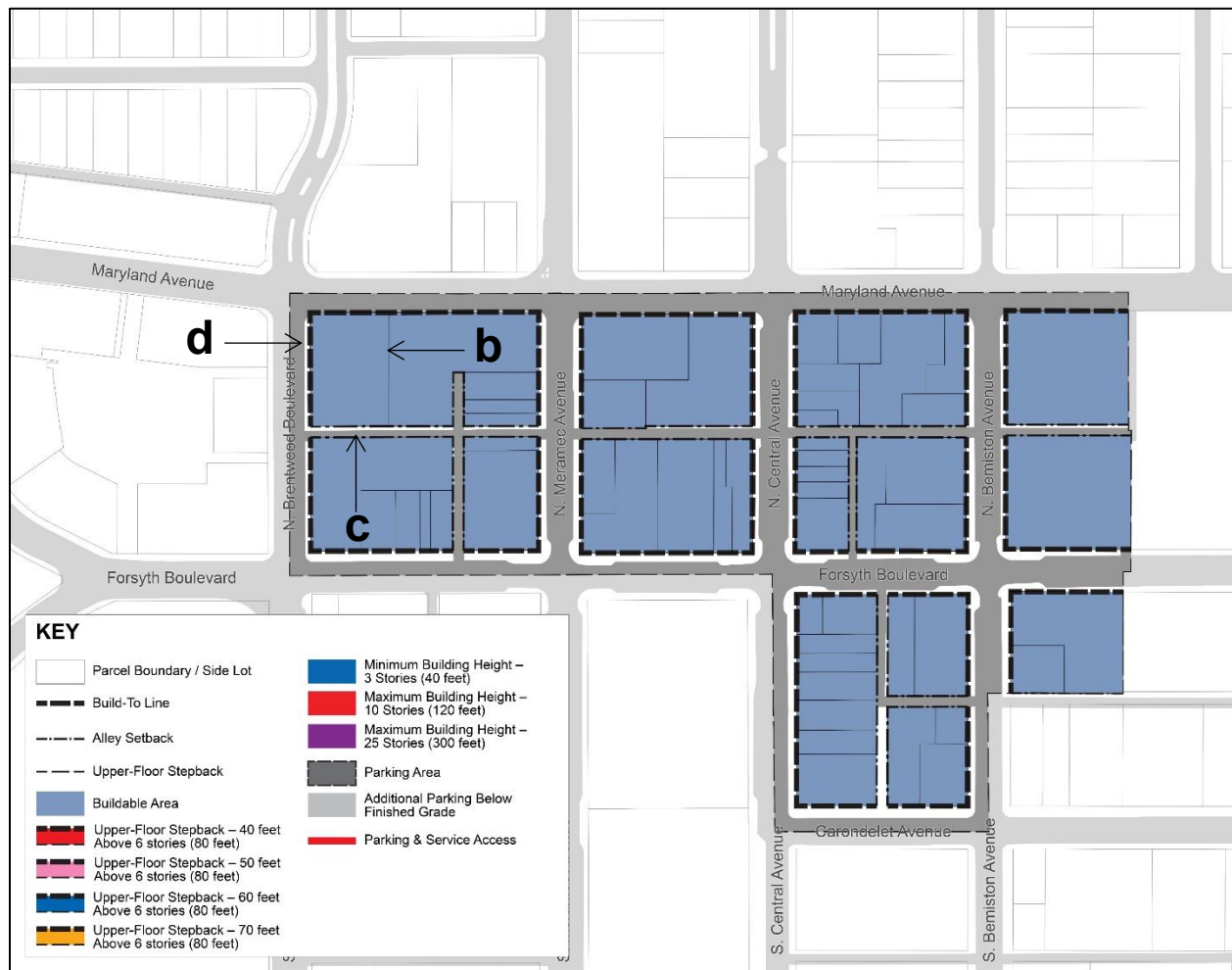
Lot occupation refers to the percentage of the build-to line required to be built

**[d] Primary Street: 85% min | 100% max**

## DEVELOPMENT STANDARDS – DRAFT

Modified Central Business District Core Overlay District

**FIGURE 3: Setback and Lot Occupation**



## I.C.2. Building Height & Massing

### I.C.2.1. Minimum Building Height

Building height refers to the height of the building, measured in stories or feet, from the mean adjacent grade to the eave or base of the parapet.

[e] **3 Stories (40 feet)**

### I.C.2.2. Maximum Building Height

[f] **10 Stories (140 feet) <sup>1</sup>**

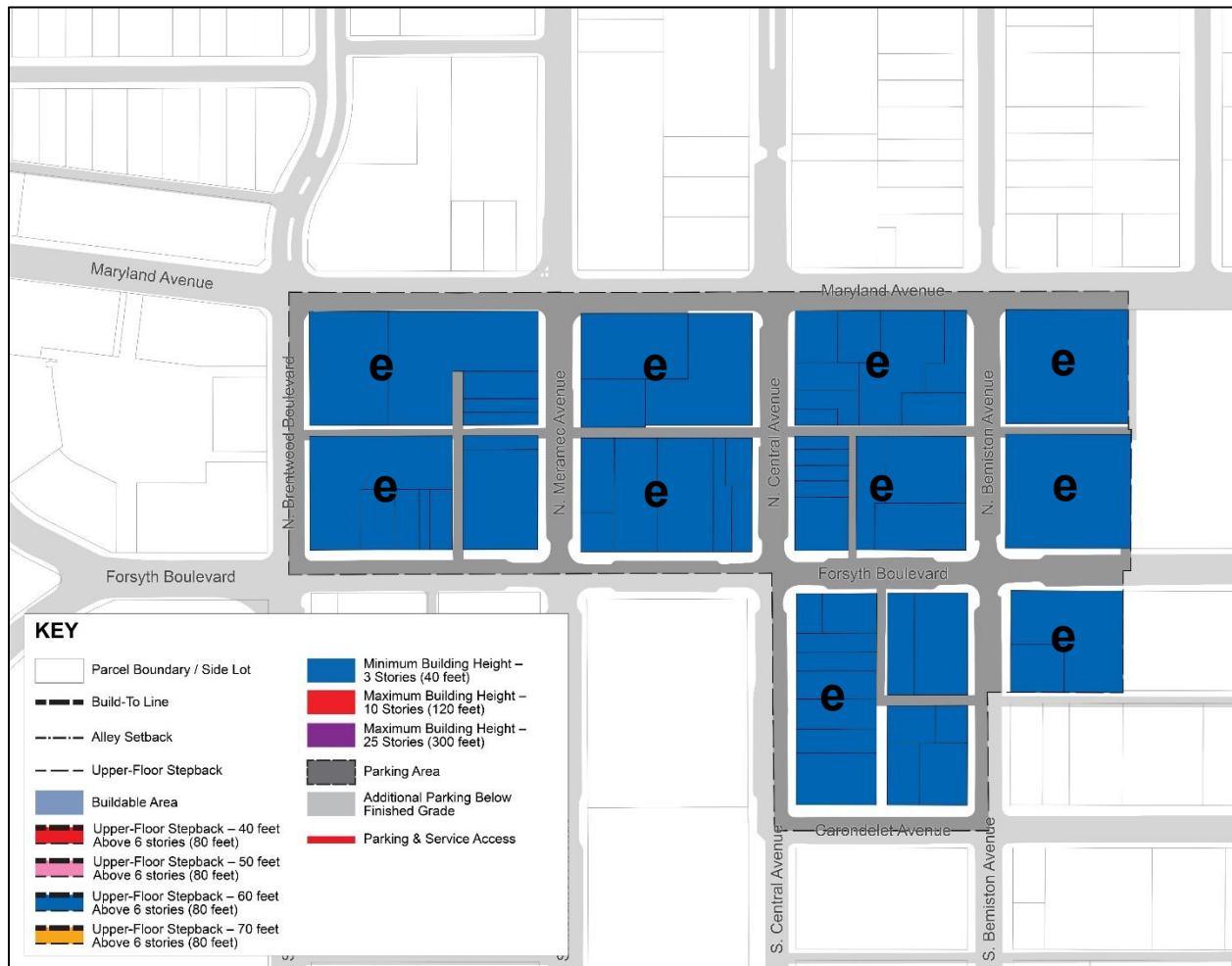
[g] **25 Stories (300 feet) <sup>2</sup>**

#### NOTES:

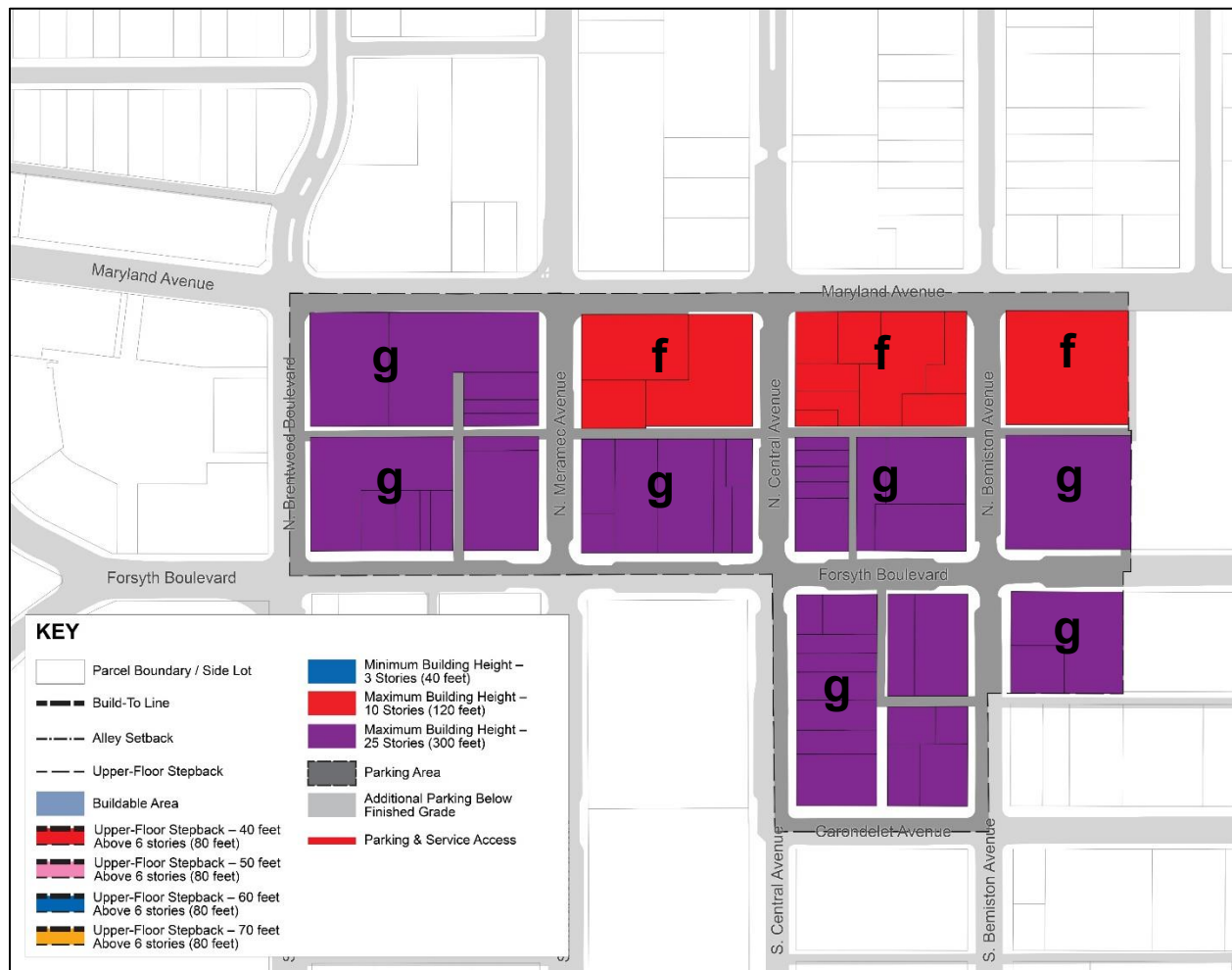
1. For parcels located east of N. Meramec Ave., west of the westernmost District boundary, and north of the service alley between Maryland Avenue and Forsyth Boulevard (shown in red).

2. For all other parcels (shown in violet).

**FIGURE 4: Minimum Building Height**



**FIGURE 5: Maximum Building Height**



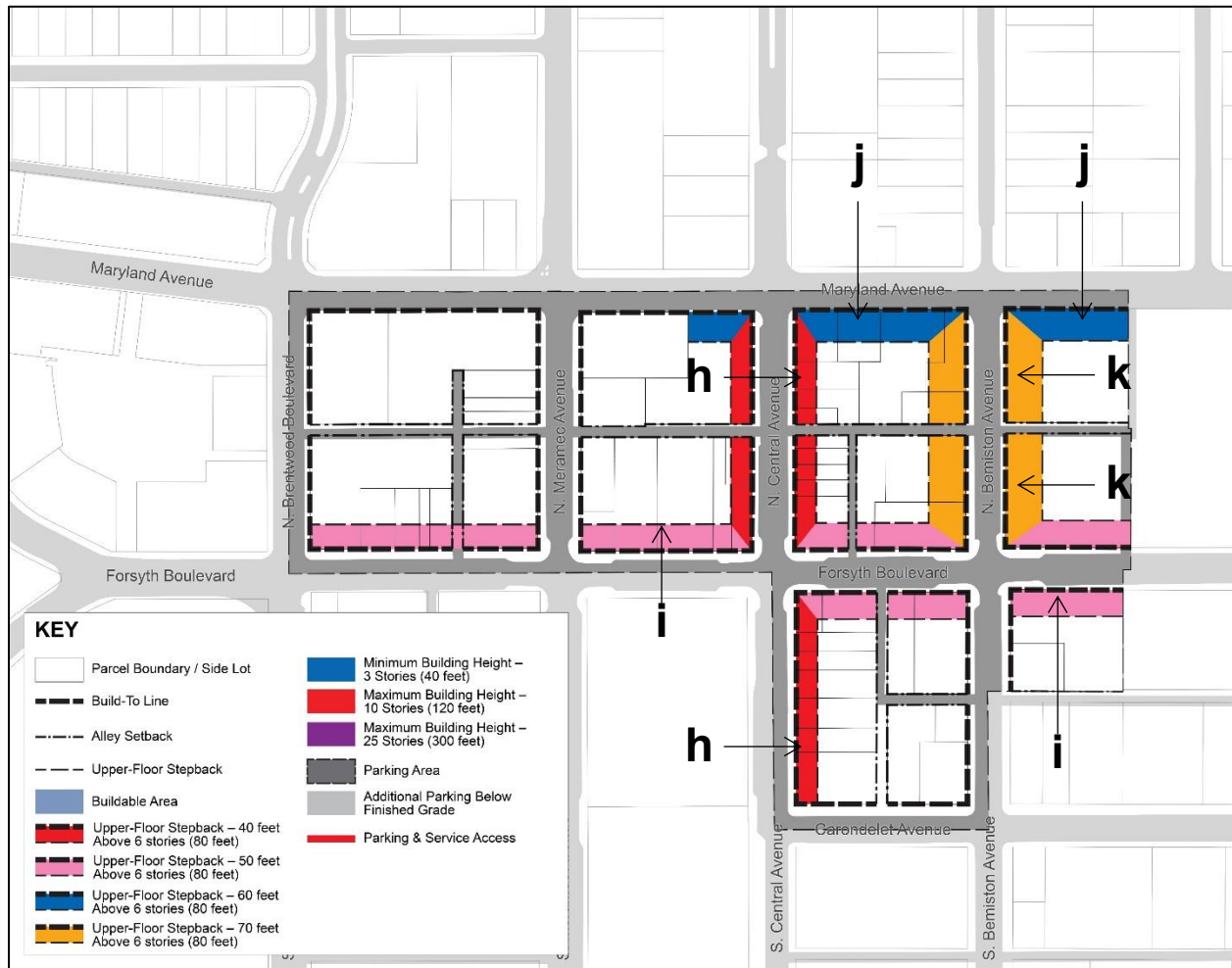
### I.C.2.3. Upper Floor Step Back

Upper Floor Step Back refers to the setback of upper stories, required above a specified building height.

- [h] 40 feet for all floors beginning above floor 6 (or 80 feet) for all frontages of N. Central Ave. and S. Central Ave. (shown in red)
- [i] 50 feet for all floors beginning above floor 6 (or 80 feet) for all frontages of Forsyth Blvd. (shown in pink)
- [j] 60 feet for all floors beginning above floor 6 (or 80 feet) for all frontages of Maryland Ave., east of N. Central Ave. (shown in blue)
- [k] 70 feet for all floors beginning above floor 6 (or 80 feet) for all frontages of N. Bemiston Ave. (shown in yellow)



**FIGURE 6: Upper Floor Step Back**



### I.C.2.4. Finished Ground Floor Level

Finished Ground Floor Level refers to the elevation of the finished, occupiable ground floor above adjacent grade.

[l] 0 feet above adjacent grade

### I.C.2.5. Ground Floor Ceiling Height

Ground Floor Ceiling Height refers to the distance between the finish floor and the ceiling of the ground floor.

[m] 12 feet min

[n] 16 feet max

### I.C.2.6. Upper Floor Ceiling Height

Upper Floor Ceiling Height refers to the distance between the finish floor and the ceiling of the upper floor(s).

## DEVELOPMENT STANDARDS – DRAFT

Modified Central Business District Core Overlay District

[o] 9 feet min

[p] 12 feet max

### I.C.3. Building Articulation

#### I.C.3.1. Building Façades

(a) Building composition should clearly define and articulate the building's different purposes, using building elements, treatments, and architectural expression to define the various pieces that makeup the larger building.

[A] Clearly differentiate the ground floor, middle floors, and roof forms (i.e. base, middle, and cap design hierarchy).

[B] Establish a sense of scale in the design of larger buildings through vertical and horizontal articulation and material differentiation.

(b) Facades longer than 70 feet need to be varied into smaller segments or "apparent faces" with building set-backs, recesses, projections above the ground floor with comprising the base. The apparent face is the length of a facade plane that is unbroken by vertical changes in depth. Limiting this length reduces the perceived bulk of a long building facade.

(i) Buildings with facades over 70 feet wide must incorporate wall projections or recesses, or changes in wall plane:

[C] 2 feet minimum depth, at least every 70 feet

(ii) Vary the skyline of the façade by at least one story not including towers, and or include upper floor setbacks.

[D] 30 percent (%) minimum of the length of the skyline shall be varied by at least one (1) story.

[E] The roofline of a building shall not run in a continuous plane for more than 70 feet without changes in elevation. The roofline must be broken up by providing articulations in the facade of the building, change in the height of the roof, or change in color, material, forms, etc.

(c) Design the building to reduce the real and perceived building mass including using the methods of mass variation and façade articulation. Ideally combine both methods in building design.

(d) Mass Variation methods reduce the actual building mass and scale while on average meeting the development standards for building height. This method modulates a building floor or wall in a manner that creates a physical relief horizontally or vertically in the building mass and architectural form.

(i) Façade Articulation methods reduce the perceived building mass by providing human scale components and expressing horizontal and vertical scale. These methods include accent lines, color and material changes, and minor wall offsets.

[F] Utilize minor wall offsets of up to two (2) feet.

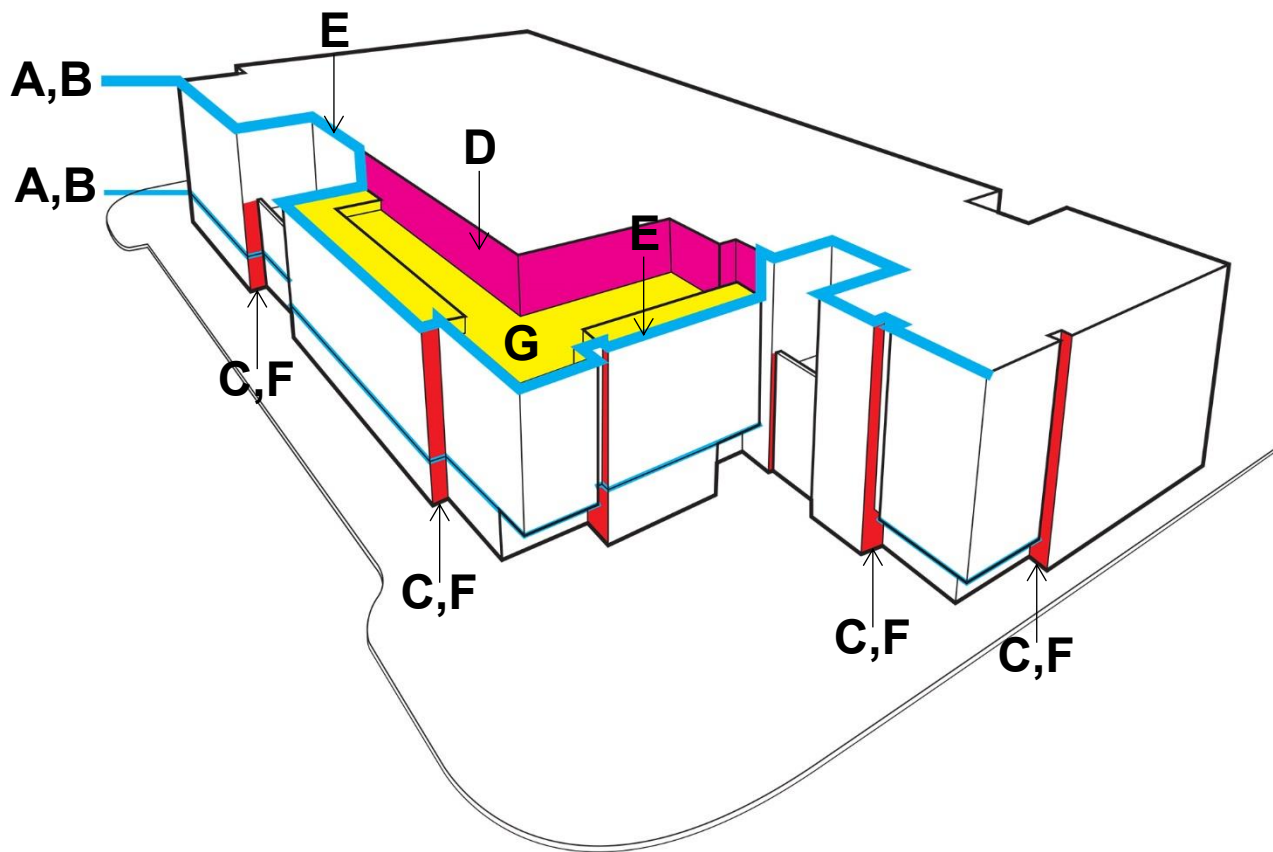
- (ii) Upper Floors should be distinguished from the building base. Use varied geometry in upper floors and modulate and articulate façade to reduce perceived building bulk.

**[G]** Step-back upper floors to reduce visual impact at the pedestrian scale, also permitting balconies in the step-back.

(e) Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) are prohibited

(f) Whenever possible, develop with smaller lot increments. Consider de-coupling parking to assist in this scale of development.

**FIGURE 7: Building Articulation**



### **I.C.3.2. Block Corner Articulation**

(a) Provide signature design elements at district gateways and on prominent corners or intersections as landmarks.

(b) Establish block corners with architectural articulation that relate to street activating uses.

(c) The full height of tall buildings may be expressed at corners, as a way to provide variation and increased verticality on buildings with tower step-backs or buildings may be chamfered or set-back in plan to create additional sidewalk space for outdoor program space.

(d) The prominent locations include the intersection of N. Central and Maryland Avenues; N. Central and Forsyth Avenues; Bemiston and Maryland Avenues; and corners adjacent to major public buildings

### **I.C.3.3. Building Base Articulation**

(a) Vary base height up to the maximum height and/or between the retail use and upper floors.

(b) Encourage two story retail spaces. This variation should respond to the street character and typical widths, heights, and modulation of existing buildings to create a contextually sensitive and human scaled out-door room.

(c) Design the base of the building to be sufficiently flexible to accommodate a variety of store design options for future retail tenants to use in expressing their brand identities.

(i) A variety of storefront widths, depths, heights & transparency treatments should be possible so that the needs of different retail tenants can be met.

(ii) Use the architectural framework to create a rhythm of glazing, entrances, and display areas.

(d) Utilize variations such as slight projections, setbacks, and the use of canopies between different storefronts. Users should be able to easily identify the number of retailers in a building from a distance.

(e) Utilize horizontal architectural details such as cornices, continuous balconies, frames, projections, and step-backs to differentiate the retail floor(s) from upper floors.

(f) Utilize plane changes in the facade that create significant vertical and horizontal breaks, and shadow lines on the facade. Architectural projections as small as 12 inches can be effective.

(g) Avoid overly long, continuous forms of weather protection along the full building façade. This diminishes the visibility of individual storefronts.

(h) Consider variation in building materials or color to add texture to lower floors most visible to those at pedestrian level.

### **I.C.3.4. Ground Floor Retail Design**

(a) Plan for the desired retail tenant mix before establishing the width and depth of retail tenant units, to ensure that the units meet the functional needs of the tenants.

(b) Ensure that retail, restaurant, and entertainment units can be serviced from the rear of the building (for deliveries, trash, and other services) and have necessary mechanical, electrical, and plumbing (MEP) building services.

(c) Retail units should be rectangular whenever possible with a unit frontage width of 20 feet to 30 feet and a width-to-depth ratio of 1:3.

(d) Provide entrances to retail units at an interval of 20 feet to 40 feet.

## **DEVELOPMENT STANDARDS – DRAFT**

(e) 75 percent (%) of ground floor frontage area must be fenestrated with windows and/or doors; area shall be calculated by multiplying the length of the ground floor façade by the height of the ground floor façade.

(f) Avoid single retail units that exceed 40 feet in width. Accommodate larger retail, restaurant, and entertainment units with an L-shaped unit, meeting the following requirements:

- (i) Provide a unit frontage width of 20 feet to 30 feet with a storefront.
- (ii) Provide shallow, boutique retail units along the rest of the frontage with a width-to-depth ratio of 1:1.
- (iii) Utilize portions of upper floor(s) and/or basement(s) where feasible to accommodate additional floor area.

(g) Wrap the retail street façade of the storefront around corners at alleys or other building breaks for a minimum of 20 feet of the alley or building break façade, as measured from the corner.

(h) Retail unit visibility:

- (i) Storefront windows must allow visibility into the interior of retail units for a minimum of five (5) feet from the face of the glass.
- (ii) Consider fully-operational, glazed, wall-size doors that can be opened to the sidewalk.
- (iii) Enclosures and coverings for security screens and grilles must be designed to blend in with the façade and be as inconspicuous as possible.

(i) Separate retail units:

- (i) Provide two (2) to four (4) feet of opaque facade between storefronts to allow for wall display in the interior. Architecturally, the exterior separation between two storefronts can be a simple pier or wall.
- (ii) Use non-reflective, clear glass for optimum transparency. Avoid fully glazed curtain walls with large areas of glass or multiple glazed storefronts that are undifferentiated. If using a window base, it shall not exceed 30 inches in height.

(j) Retail unit lighting:

- (i) Support the night-time activation of retail streets and public safety by illuminating unit interiors and display windows at a reduced level of illumination on a night-lighting program after retailer operating hours.
- (ii) Fully integrate the exterior lighting with the architectural detailing as part of the overall storefront design.
- (iii) Ensure that retail entrances are well-lit, safe, and inviting.
- (iv) Locate internal lighting within one (1) foot from the interior glass face to attract the eye to the display windows.

- (v) Use lighting sources that closely replicate natural daylight's rendition of color. The minimum Color Rendering Index (CRI) should be 85. In a display window, the CRI should be at least 90.
- (vi) Review lighting levels based on the type of merchandise and overall design considerations.

(k) Ancillary Activities: Allow space for ancillary activities including sidewalk vending, seating, and restaurant dining.

(l) Design storefronts for three miles an hour (pedestrian speed) and for lingering to view goods or outdoor dining.

### **I.C.3.5. Tower Placement and Design**

(a) Limit tower floor plate dimensions: Reduced tower floor plates limit shadows on the public realm and allow access to sky view while also improving the quality of the building's indoor environment.

(b) Vary tower geometry: Varied geometry adds visual interest and helps to reduce the perceived bulk of upper floors.

(c) Vary tower heights: Variation in building height can reduce the imposing massing of several large structures built adjacent to each.

(d) Modulate and articulate façades: Shifts in massing to allow for upper floor terraces, green roofs, and balconies; changes in facade planes; and varied fins, frames and mullions to add depth to glass facades.

(e) Vary tower placement and orientation: Variation in tower placement and orientation can increase perceived separation between towers.

(f) Limit apparent face: The apparent face is the length of a facade plane that is unbroken by vertical changes in depth. Limiting this length reduces the perceived bulk of a long building facade.

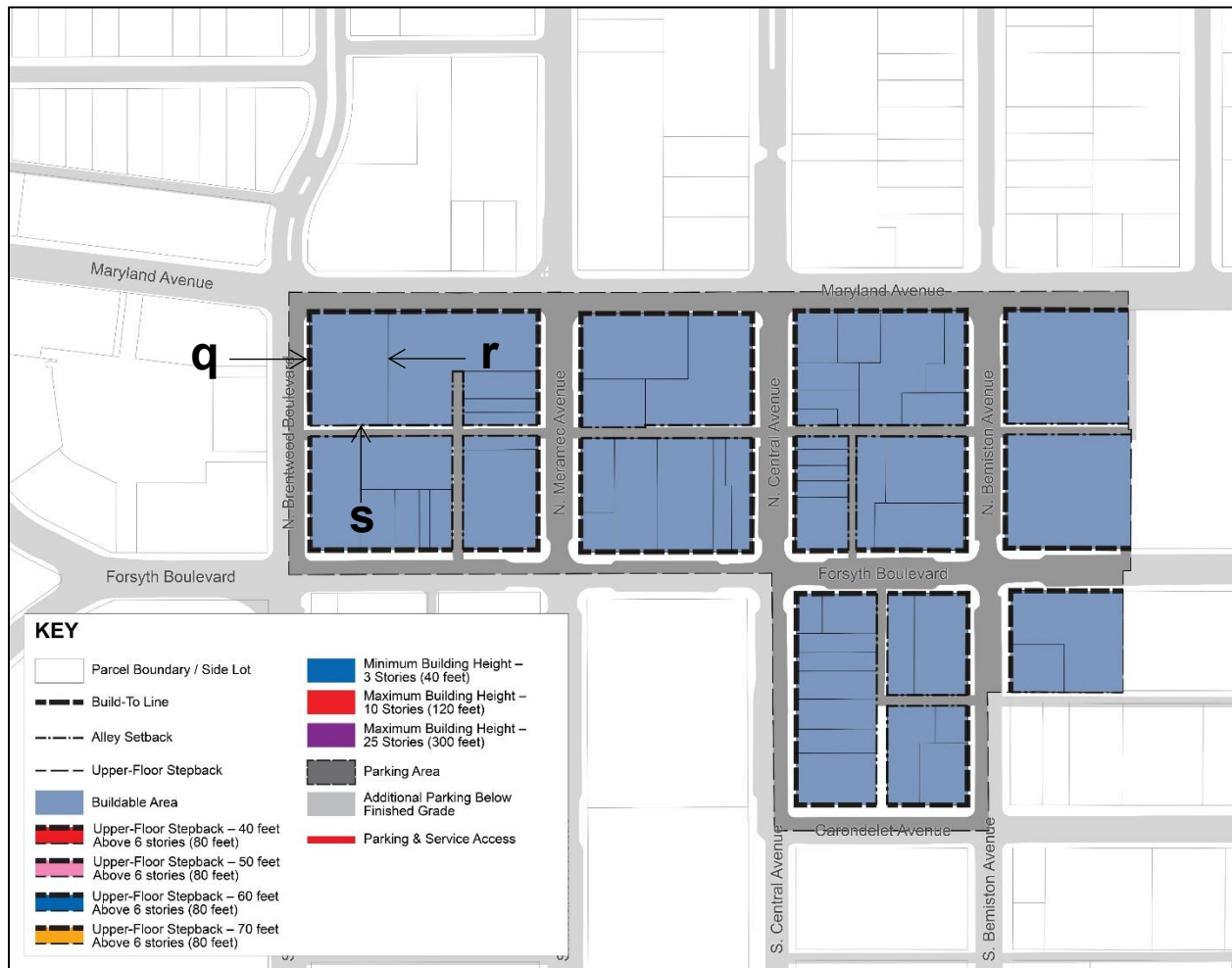
### **I.C.4. Encroachments**

Encroachments refer to any building, part of a building, or other obstruction that physically intrudes upon, overlaps, or trespasses across the Build-to Line, adjacent property, or adjacent public right-of-way.

Encroachments typically apply to building signage, awnings, balconies, bay / oriel windows, and outdoor seating / dining areas.

<b>[q]</b>	<b>Primary Street:</b>	<b>6 feet max</b>
<b>[r]</b>	<b>Side:</b>	<b>Not Permitted</b>
<b>[s]</b>	<b>Alley:</b>	<b>Not Permitted</b>

**FIGURE 8: Encroachments**



## I.C.5. Building Use Requirements

### I.C.5.1. Ground Floor Use

- Entertainment / Dining
- Primary Retail <sup>1</sup>

#### NOTES:

1. Primary Retail is permitted as a conditional use only for all building frontages on North Central Ave.
2. No other uses are permitted on the ground floor.

### I.C.5.2. Upper Floor Use

- Secondary Retail / Service
- Office
- Residential

## I.C.6. Parking and Building Service

### I.C.6.1. Location

Parking will generally be located at the interior of the block. Surface and above-grade parking is required to be setback from the Built-to Line. Below Grade Parking may be located at the Build-to Line.

<b>Setback, Above Grade:</b>	<b>[t]</b>	<b>60 feet min from Build-to Line (Primary Street)</b>
<i>(dark gray)</i>	<b>[u]</b>	<b>0 feet min from Side</b>
	<b>[v]</b>	<b>0 feet min from Alley</b>
<b>Setback, Below Grade:</b>	<b>[w]</b>	<b>0 feet min from Build-to Line (Primary Street)</b>
<i>(light gray)</i>	<b>[x]</b>	<b>0 feet min from Side</b>
	<b>[y]</b>	<b>0 feet min from Alley</b>

### I.C.6.2. Access

- [z] Parking and building service will generally be accessed from existing service alleys:**

1. If the parcel(s) to be developed have access to or abut an existing service alley, parking and building service access is required to occur from said service alley.
2. If the parcel(s) to be developed do not have access to or abut an existing service alley, parking and building service access may occur from adjacent street(s), subject to the following requirements:
  - No access may be provided on N. Meramec Ave., N. Central Ave., S. Central Ave., or N. Bemiston Avenue;



- No access may be provided within 60 feet of a street corner.

**FIGURE 9: Parking and Building Service Location and Access**



### I.C.6.3. Required Spaces

(a) Dwelling units, multiple dwelling units:

- (i) Multiple dwelling units must provide one (1) parking space for each dwelling unit.

(b) Commercial, business, office, and service uses:

- (i) Off-street parking—required. Commercial, business, office, and service uses must provide one (1) parking space for each four hundred-fifty (450) square feet of gross floor area within the building or structure. Office buildings in excess of thirty thousand (30,000) square feet and office buildings with desired development features approved under the site plan review procedure may provide parking at the rate of one (1) parking space per six hundred (600) square feet of floor area.
- (ii) Off-street parking—exempt. Retail establishments not exceeding three thousand (3,000) square feet of floor area, excluding permanent storage areas.

(c) Restaurants:

- (i) Off-street parking—required. Restaurants exceeding three thousand (3,000) gross square feet of floor area, excluding permanent storage areas, shall provide one (1) parking spaces for every five (5) seats (0.2) on a pro-rated percentage for all square footage in excess of three thousand (3,000) gross square feet.  
(Example: 4,000 gross square foot restaurant, excluding permanent storage areas, containing 100 seats:  $4,000 \text{ sq. ft.} - 3,000 \text{ sq. ft.} = 1,000 \text{ sq. ft.}$  or 25%.  $100 [\text{seats}] \times 25\% = 25$ .  $25 \times 0.2 = 5$  parking spaces required).
- (ii) Off-street parking—exempt. Off-street parking is not required for the following uses:
  - (A) Restaurants located in the Central Business District not exceeding three thousand (3,000) square feet of gross floor area, excluding permanent storage areas.
  - (B) Cafeterias and kiosks located in office buildings designed to primarily serve the tenants of the building.
  - (C) Restaurants located in office buildings or commercial spaces which have one hundred fifty thousand (150,000) gross square feet or more of floor area and which provide parking for such building or space as prescribed by the Zoning Ordinance.
  - (D) Restaurants in hotels or motels.

(d) Mixed-use developments. With the approval of the Board of Aldermen after an analysis by a registered professional engineer experienced in traffic and parking studies and where the same parking spaces would be used by different uses at different times of the day, there may be modifications of the parking requirements for the mixed-use development.

## **I.C.7. Building Types**

### **I.C.7.1. Introduction and Intent**

(a) The purpose of the Building Types is to ensure that the buildings within the Overlay District are consistent with the character goals of the Development Standards. The Building Types are a series of model buildings for development, which are both regional in application and particular to Downtown Clayton and the Overlay District.

(b) All Building Types presented herein are permitted throughout the Overlay District.

### **I.C.7.2. Building Types Descriptions**

#### **I.C.7.2.1. Live-Work Building**

##### **DESCRIPTION**

Live-work units are multi-story buildings that can be used flexibly for work-live, work-work, and live-live purposes. Dwelling Units can be located above the ground floor or attached to the rear of a storefront.

##### **ACCESS**

1. The main entrance to each ground floor area / dwelling unit shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Where an alley is present, parking and services shall be accessed from an alley.
3. Live | Work spaces shall not be allowed where alleys do not exist; where all parking and services shall occur from the alley.
4. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

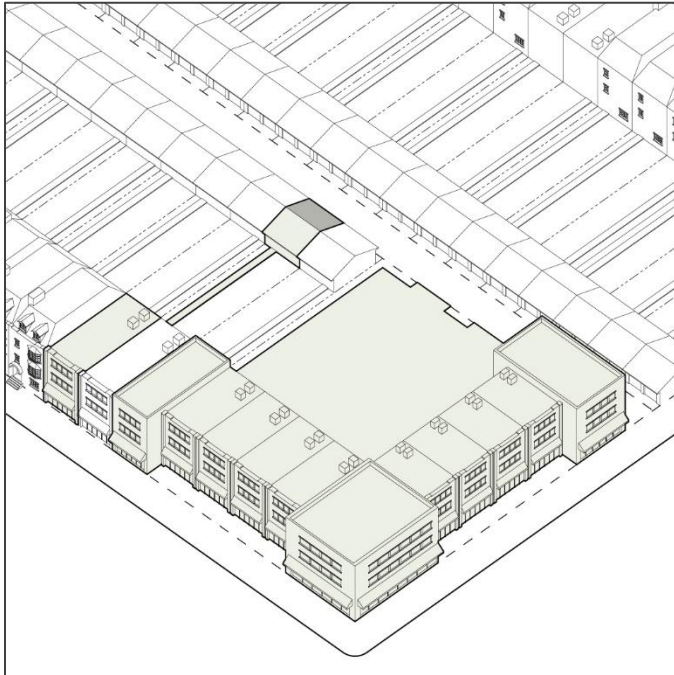
##### **OUTDOOR SPACE**

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.
4. Private patios may be provided in Side Setbacks and Rear Setbacks.

##### **MASSING & ARTICULATION**

1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.

**FIGURE 10: Live-Work Building**



## **I.C.7.2.2. Flex Building**

### **DESCRIPTION**

A flex building is a standard rectangular urban building form designed to accommodate a variety of uses including combinations of office, primary retail, secondary retail, and residential.

### **ACCESS**

1. The main entrance to each ground floor area shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. The main entrance to each dwelling unit or non-residential areas above the ground floor shall be accessible by a street level lobby which shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
6. Maximum eighteen (18') feet wide.
7. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

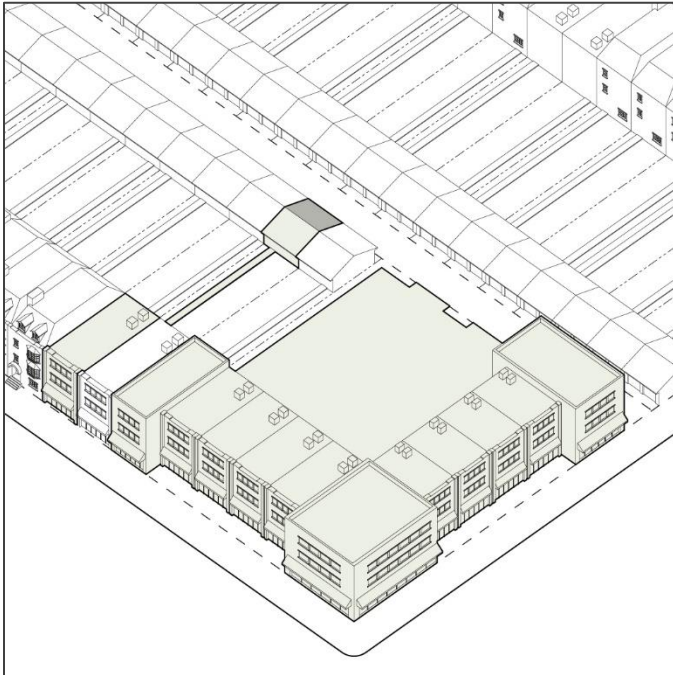
### **OUTDOOR SPACE**

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

### **MASSING & ARTICULATION**

1. Buildings may contain any combination of offices and/or dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.

**FIGURE 11: Flex Building**



### **I.C.7.2.3. Commercial Block Building**

#### **DESCRIPTION**

A Commercial Block Building is a multi-story standard rectangular urban building form designed to support a mix of office, primary retail, and secondary retail uses on the ground floor with office and residential above.

#### **ACCESS**

1. The main entrance to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade to the Primary Street or Side Street.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from the Side Street by way of a two-way driveway.
6. Maximum eighteen (18') feet wide.
7. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Street; and are only allowed on alley frontage.

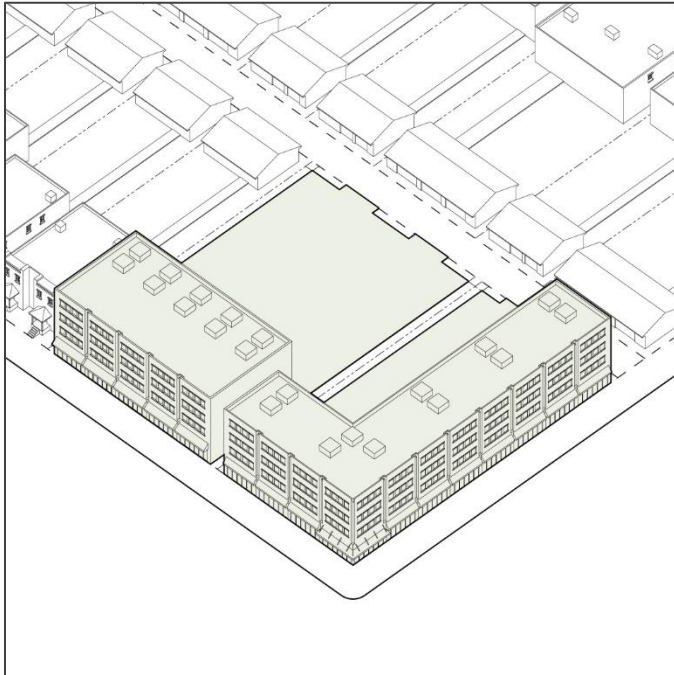
#### **OUTDOOR SPACE**

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

#### **MASSING & ARTICULATION**

1. Buildings may contain any combination of offices and/or dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.

**FIGURE 12: Commercial Block Building**





#### I.C.7.2.4. High-Rise Building

##### **DESCRIPTION**

High Rise Buildings are described as a tall, multiple office or multiple dwelling type in which the principal entry to building is common and the common entrance is from the primary street with common spaces for residents and/or tenants.

##### **ACCESS**

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Interior circulation to each office and/or dwelling unit shall be through a corridor which may be single or double loaded.
3. Where an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway from a Side Street.
5. Maximum eighteen (18') feet wide.

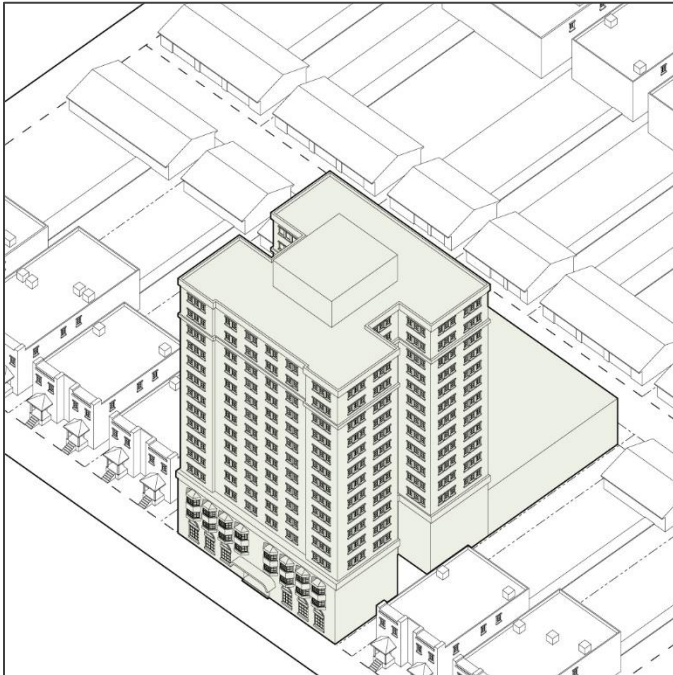
##### **OUTDOOR SPACE**

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.

##### **MASSING & ARTICULATION**

1. Buildings may contain any combination offices and/or of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of a singular (1) volume.

**FIGURE 13: High-Rise Building**



## **I.C.7.2.5. Podium Building**

### **DESCRIPTION**

A Podium Building has one or more floors which meet the Build-to-Line and setback requirements with upper floors stepping back to reduce the impact of height. Often these are the tallest permissible Building Types whose Primary Building Facade must be stepped back to reduce the apparent bulk when viewed from the sidewalk.

### **ACCESS**

1. The main entrance(s) to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. The main entrance to units above shall be through a lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from the primary street by way of a two-way driveway from a Side Street.
6. Maximum eighteen (18') feet wide.

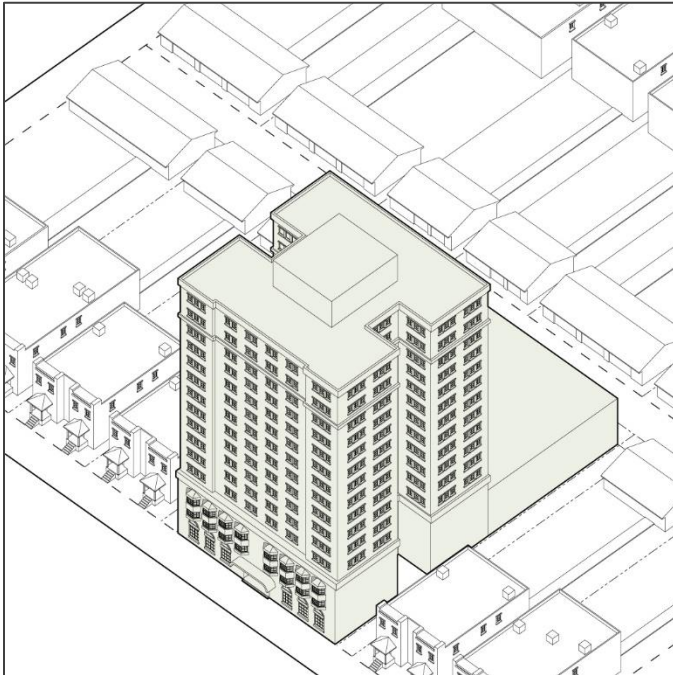
### **OUTDOOR SPACE**

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. The primary shared open space is the Podium Level Courtyard which shall be a common exterior courtyard or roof patio.
4. The Podium Level Courtyard may include items such as decks, swimming pools, and other hardscapes; but may also contain open turf grasses, ground vegetation and trees.

### **MASSING & ARTICULATION**

1. Buildings may contain any combination of offices and/or dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of two (2) volumes including a podium and a tower.

**FIGURE 14: Podium Building**



### **I.C.7.2.6. Liner Building**

#### **DESCRIPTION**

A Building Type specifically designed to mask a parking lot, parking garage, public assembly, or large retail facility (big box) from a street.

#### **ACCESS**

1. The main entrance to each ground floor area / Dwelling Unit shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
2. The main entrance to each Dwelling Unit or non-residential areas above the ground floor shall be accessible by a street level lobby which shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which shall be single loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
6. Maximum eighteen (18') feet wide.

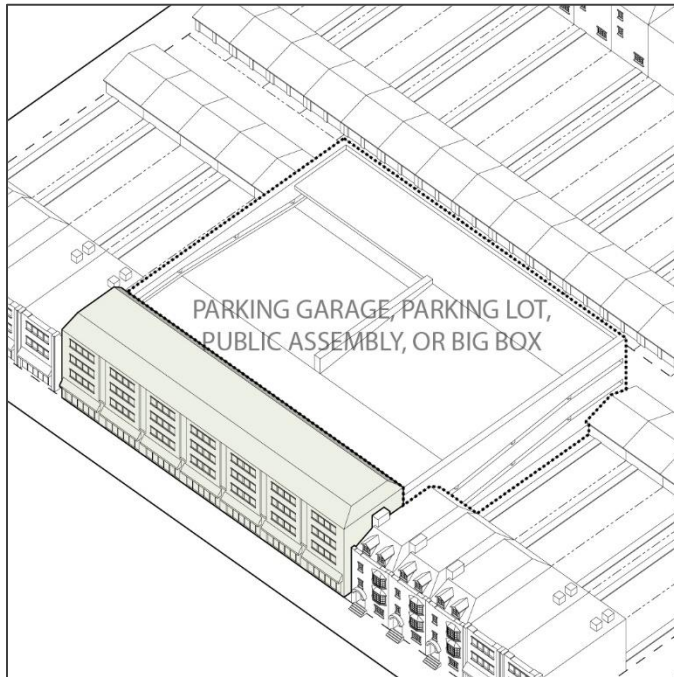
#### **OUTDOOR SPACE**

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. There are no rear outdoor space requirements for Liner Buildings.

#### **MASSING & ARTICULATION**

1. No structured parking within any block shall exceed the eave height of any building within forty feet (40') of the structured parking; and in no case be taller than the Liner Building.
2. Buildings may contain any combination of offices and/or of dwelling type configurations: Flats, Townhouses, and Lofts.
3. Dwelling Units may be repetitive or unique as established by design.
4. The building shall be comprised of a singular (1) volume.

**FIGURE 15: Liner Building**



## I.C.8. Frontage Types

### I.C.8.1. Introduction and Intent

(a) The purpose of the Frontage Types is to provide a series of options for how the chosen Building Type will address the street, in order to provide variety in building features and encourage vibrant and active street life. Frontage types vary in their suitability for different uses. For example, the Shopfront Frontage Types is suitable for primary retail uses; while the balcony is suitable for residential uses. Depending upon the intended use of the Building Type, the Frontage Types will define the characteristics of the public space of the Overlay District.

(b) Each Building Type must feature at least one (1) Frontage Type on the Ground Floor and at least one (1) Frontage Type on the Upper Floor(s), but may feature multiple Frontage Types.

(c) All Frontage Types presented herein are permitted throughout the Overlay District.

### I.C.8.2. Building Types Descriptions

#### I.C.8.2.1. Stoop

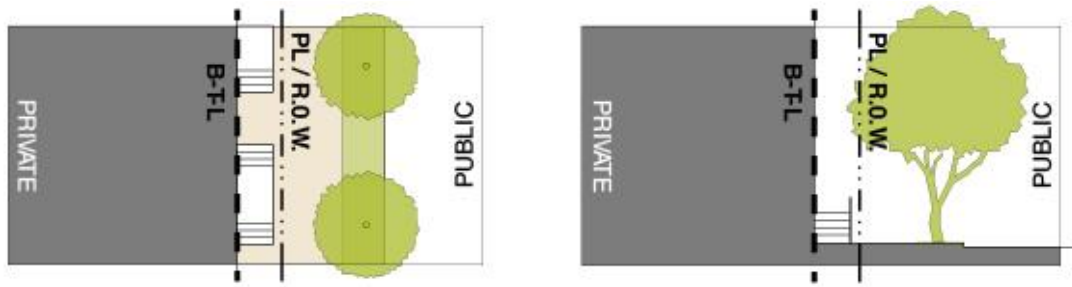
##### **DESCRIPTION**

A Frontage Type wherein the Building Facade is close to the front Property Line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms; A Stoop is usually an exterior stair and landing which engages the sidewalk forward of the Build-to-Line. The Stoop should be elevated and the stairs from the Stoop may lead directly to the sidewalk or may be side loaded. A roof may also cover the Stoop. Stoops may be at grade or raised to transition into the building. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

##### **DIMENSIONAL REQUIREMENTS**

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the stoop, such that the face of the stoop is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner.
3. Minimum depth of five (5') feet.
4. Minimum length of five (5') feet.
5. May not be elevated more than three (3') feet above sidewalk.
6. Fences or Walls defining the Stoop must not exceed thirty (30") inches from the highest adjacent grade.

**FIGURE 16: Stoop Frontage Type**



#### I.C.8.2.2. Awnings and Canopies

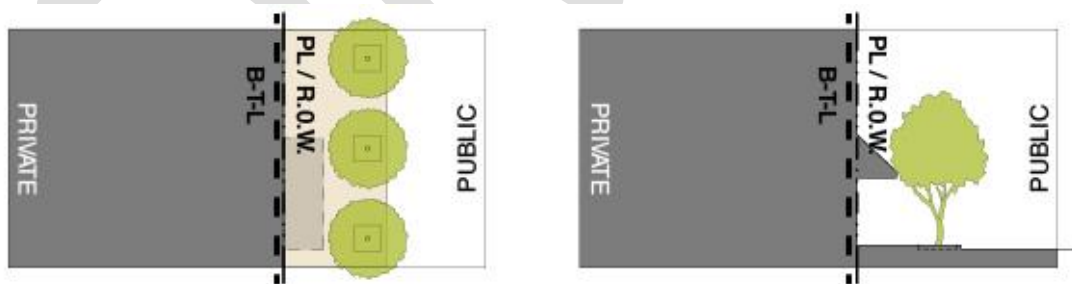
##### DESCRIPTION

A Frontage Type wherein the Building Facade of a commercial or retail building is at or near the Build-to-Line and the canopy or awning element may overlap the sidewalk, occurring at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. Awnings may only cover openings so as to not cover the entire facade. This Frontage Type is appropriate for retail and commercial uses only because of the lack of a raised ground story. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Awnings and Canopies on Building Types setback from Public Rights-of-Way are not regulated.

##### DIMENSIONAL REQUIREMENTS

1. Must be located a minimum of eight (8') feet above the adjacent sidewalk when encroaching a Public Right-of-Way.

**FIGURE 17: Awnings and Canopies Frontage Type**





### I.C.8.2.3. Balconies

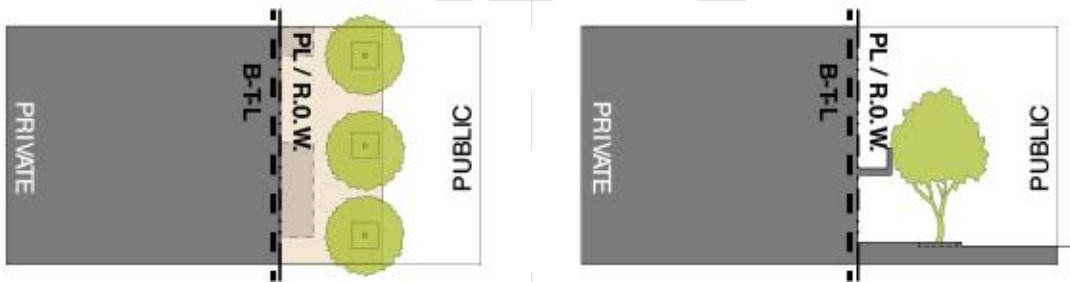
#### DESCRIPTION

A Frontage Type which occurs forward of the Build-to-Line and encroaches Public Rights-of-Way, but shall not extend past the curb line. Balconies may have roofs, but must be open, non air-conditioned parts of the Buildings; and may only be located on the second story or higher. Balconies may be occupied with a porch or exterior patio space, limited by the dimensional requirements. On corners, balconies may wrap around the side of the Building Facade facing the Side Streets. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way. Balconies on Building Types setback from Public Rights-of-Way are not regulated.

#### DIMENSIONAL REQUIREMENTS

1. Must have a maximum depth of six (6') feet.
2. Must have a minimum clear height of ten (10') feet above adjacent sidewalk or other balconies.
3. Must have a maximum coverage of twenty-five (25%) percent to seventy five (75%) of the Building Facade.

**FIGURE 18: Balconies Frontage Type**



### I.C.8.2.4. Bay Windows and Oriel Windows

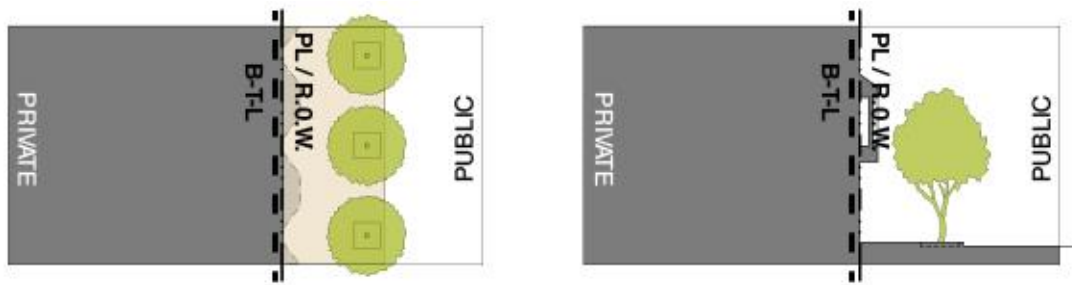
#### DESCRIPTION

A Frontage Type wherein windows are permitted to protrude forward of the Build-to-Line and Property Line into Public Rights-of-Way. Bay Windows on the ground floor may encroach the Property Line into Public Rights-of-Way if approved; and Bay Windows projecting from the second floor or higher may encroach within Public Rights-of-Way by right. Bay windows shall have fenestration on both front and side surfaces. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Bay Windows on Building Types setback from Public Rights-of-Way are not regulated.

#### DIMENSIONAL REQUIREMENTS

1. Must have a minimum clear height of ten (10') feet above adjacent sidewalk.
2. Maximum depth of six (6') feet.
3. Maximum length of eight (8') feet.

**FIGURE 19: Bay Windows and Oriel Windows Frontage Type**



#### I.C.8.2.5. Shopfront

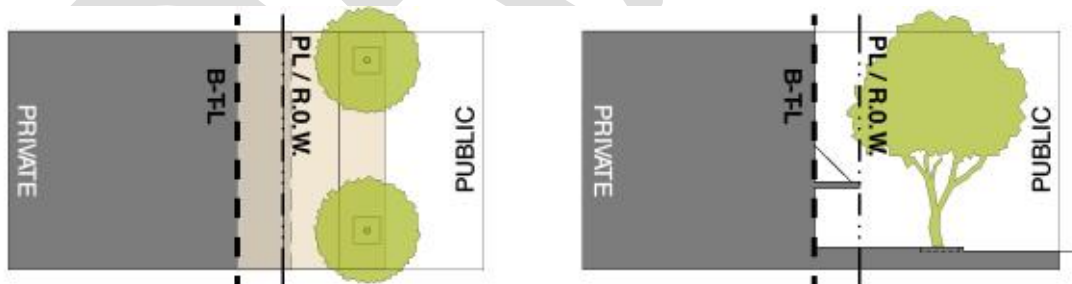
##### DESCRIPTION

A Frontage Type wherein a Storefront facade is at or close to the edge of the Build-to-Line with an entrance at sidewalk grade. An overhang, canopy, shading element or awning that encroaches over the sidewalk is required. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Shopfronts on Building Types setback from Public Rights-of-Way are not regulated.

##### DIMENSIONAL REQUIREMENTS

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the shopfront, such that the face of the overhang on the shopfront is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner.

**FIGURE 20: Shopfront Frontage Type**



### I.C.8.2.6. Café

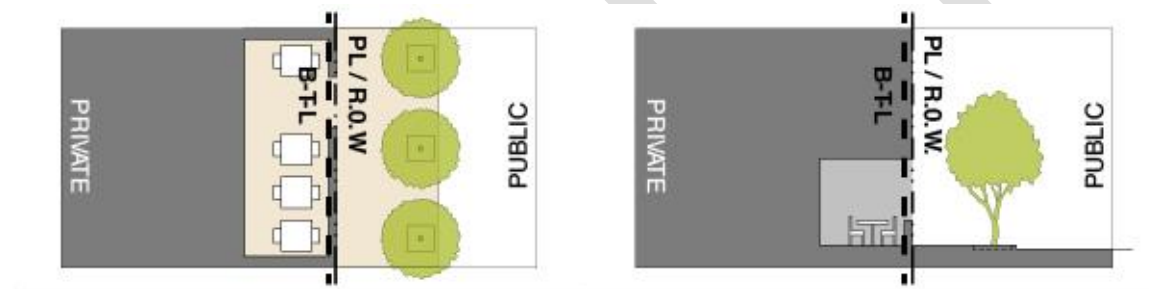
#### DESCRIPTION

A Frontage Type wherein a storefront accommodates outdoor seating for restaurants and cafes. It may be setback from the edge of the pedestrian realm and may include roll up doors and bi-fold doors. Café frontage may be covered or open to the air. This Frontage Type may not encroach the Build-to-Line; nor the Property Line into Public Rights-of-Way. Cafes on Building Types setback from Public Rights-of-Way are not regulated.

#### DIMENSIONAL REQUIREMENTS

1. Maximum depth of fifteen (15') feet from the Build-to-Line.
2. Fences and walls are permitted up to a height of thirty six (36") inches from the adjacent sidewalk.

**FIGURE 21: Café Frontage Type**



## I.D. Design Guidelines

Refer to document “DESIGN GUIDELINES: MODIFIED CENTRAL BUSINESS DISTRICT CORE OVERLAY DISTRICT” for architecture and urban design guidelines for the Modified Central Business District Core Overlay District.